

A. KRISTINE FLOYD (BAR NO. 155930)
 ALLEN MATKINS LECK GAMBLE
 MALLORY & NATSIS LLP
 1900 Main Street, Fifth Floor
 Irvine, California 92614-7321
 Phone: (949) 553-1313
 Fax: (949) 553-8354
 E-Mail: kfloyd@allenmatkins.com

Attorneys for Defendant and Counterclaimant
 INDYMAC VENTURE, LLC

UNITED STATES DISTRICT COURT
 NORTHERN DISTRICT OF CALIFORNIA

EDEN GARDEN, LLC, a California
 limited liability company; ALI K.
 AMIDY, an individual; GUITI
 NAHAVANDI AMIDY, an individual;
 CENTRA NET INVESTMENT LLC, a
 California limited liability company,

Plaintiffs,

v.

INDY MAC VENTURE, LLC, a limited
 liability company; FEDERAL DEPOSIT
 INSURANCE CORPORATION, as
 Conservator of IndyMac Federal Bank,
 FSB, and Does 1 through 10,

Defendants.

INDYMAC VENTURE, LLC, a limited
 liability company,

Counterclaimant,

v.

ALI K. AMIDY, an individual; GUITI
 NAHAVANDI AMIDY, an individual;
 CENTRA NET INVESTMENT LLC, a
 California limited liability company,

Counterdefendants.

Case No. CV11-02356-JF

**DECLARATION OF NICHOLAS S.
 SHANTAR IN SUPPORT OF
 DEFENDANT INDYMAC VENTURE
 LLC'S MOTION TO EXPUNGE LIS
 PENDENS**

*[Filed concurrently with Notice of Motion
 and Motion to Expunge Lis Pendens;
 Memorandum of Points and Authorities in
 Support Thereof; Declaration of Alisa
 Ashikyan in Support of Motion to Expunge;
 and Request for Judicial Notice in Support of
 Motion to Expunge]*

Date: August 5, 2011
 Time: 9:00 a.m.
 Ctrm: 3, Fifth Floor

Complaint Filed: May 13, 2011

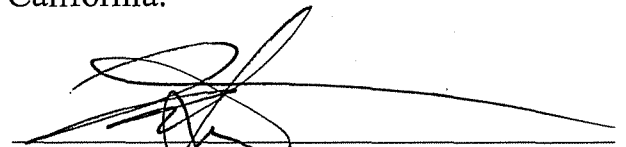
1 I, Nicholas S. Shantar, declare as follows:

2 1. I am Senior Counsel at the law firm of Allen Matkins Leck Gamble
3 Mallory & Natsis LLP, counsel of record for Indymac Venture, LLC ("IMV") in the
4 above-captioned action. I am a member in good standing of the State Bar of
5 California. I make this Declaration in support of IMV's Motion to Expunge the Lis
6 Pendens filed by Plaintiffs' Eden Garden, LLC, Ali K. Amidy, Guiti Nahavandi
7 Amidy, and Centra Net Investment, LLC ("Motion"). I have personal knowledge of
8 the facts set forth in this Declaration and, if called as a witness, could and would
9 testify competently to such facts under oath.

10 2. I have spent in excess of 25 hours preparing the Motion (including the
11 documents filed in support thereof) and this Declaration in support of the Motion. I
12 anticipate spending at least another 5 hours preparing a reply memorandum in
13 support of the Motion and another 10 hours preparing for, traveling to and from, and
14 attending the hearing – for a total of at least 40 hours. My present billing rate for
15 this action is \$370 per hour, which is reasonable given my experience, my
16 educational background, and the location in which I practice. As such, IMV
17 requests that Plaintiffs pay IMV \$14,800 (40 hours x \$370 per hour) for attorneys'
18 fees incurred in connection with the Motion, within 30 days of the hearing on the
19 Motion, pursuant to Code of Civil Procedure section 405.38.

20 3. I declare under penalty of perjury under the laws of the United States
21 and the State of California that the foregoing is true and correct.

22 Executed on June 20, 2011, at Irvine, California.

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Nicholas S. Shantar

CERTIFICATE OF SERVICE

The undersigned hereby certifies that: I am over the age of eighteen (18) and not a party to the within action. I am employed in the law firm of Allen Matkins Leck Gamble Mallory & Natsis LLP, 1900 Main Street, Fifth Floor, Irvine, California 92614-7321.

On June 22, 2011, I used the Northern District of California's Electronic Case Filing System, with the ECF registered to Nicholas S. Shantar to file the following document:

**DECLARATION OF NICHOLAS S. SHANTAR IN SUPPORT
OF DEFENDANT INDYMAC VENTURE LLC'S MOTION TO
EXPUNGE *LIS PENDENS***

The ECF system is designed to send an e-mail message to all parties in the case, which constitutes service. The parties by e-mail in this case are found on the Court's Electronic Mail Notice List.

Notice has been given via First Class U.S. Mail to:

W. Kenneth Howard, Esq.
Attorney At Law
116 East Campbell Avenue, Suite 7
Campbell, California 95008
Phone: (408) 379-1904
Fax: (408) 379-1902

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on June 22, 2011, at Irvine, California.

By: /s/Nicholas S. Shantar
NICHOLAS S. SHANTAR